



The Atchison Riveter

The Atchison Riveter is available online at www.avmhc.org

Maintenance Survey of Exterior Buildings and Plant Needs

Have you seen us walking the Village? On Saturday, Aug 16, Liam Caffrey and Judy Andreas from the Maintenance Committee walked, took notes, and marveled at your beautiful lawns, trees, and homes while noting areas that may need attention:

- to protect our buildings from decay damage and falling branches
- to identify trees that may need an arborist's assessment.

When plants are too close to our exterior wall, they may contribute to slow decay over time. Nobody wants decayed walls or the termites that can result!

*Liam Caffrey and Judy Andreas
Maintenance Committee*

Laurie Wattell Voted onto the Board

During the August Board Meeting, Laurie Wattell was voted in to replace Ron Kane, who has resigned. Laurie will step in as Vice President and her contact email is on the roster at the end of this newsletter.



Barbara Postel Talk on Ukraine

Saturday, Sept 6 in the AV Hall

5 PM Dinner

6 - 7:30 PM Presentation



AV member Barbara Postel will share her experiences of volunteer work this summer in Lviv, Ukraine supporting the Ukrainian Armed Forces from the rear. Sponsored by the AV Social Club.

Hall Committee Report

The Screening Committee met last week to review the document each prospective member is required to agree to and consider changes to it to bring before the board for approval.

The Hall Committee will meet on **Monday, Sept 8 at 7 PM**, to discuss signage, repairs to the furnace, and possible answers to the noise.

A new commode in the men's bathroom was replaced and \$450 paid for from the fund.

Atchison Village Community Day October 4, 2025!

Neighbors are better together, help us make this the best community day yet! Exciting things are afoot thanks to the City of Richmond's Neighbor-to-Neighbor grant. We've secured Aztec Dancers, are hosting a neighborhood Bake Off competition, mediation table, fused-glass workshop, music, non-profits, and more! We have lots of volunteer opportunities so there's room for everyone's opinion and skillset. Our next meeting is **Thursday, Sept 4, 4-6 PM** at the community center. If you're unable to make it but want to get involved, here are a few of our highest-need positions and relevant contact information:

- If you're crafty and interested in making decorations and signs, please email Liam Caffrey at eljourmer@yahoo.com
- Atchison Immigrant Support needs folks to help staff their table, reach out to Liz Gewirtz at liz.gewirtz@gmail.com
- If you're a baker eager to compete feel free to email Carol Gould at gouldc53@gmail.com for more information.
- For volunteering day-of and other opportunities, email Scott Wolland at scottwolland1@gmail.com

Free Wellness Classes Continue



The AV Neighborhood Council and Social Club, with a grant by the City of Richmond Neighbor to Neighbor (N2N), are offering **free, bilingual wellness classes** in the hall on the following **Sundays** from **3 to 4 PM**: **Qigong** (Sept 7, Sept 21) **Chair Yoga** (Sept 14 & Sept 28). Classes began in August and members said they were excellent. Photo by Geri Veith.

Members Ellis Land and Liza Allen take class.

Teddy Berghausen

Community Mediation Resource

Atchison members experiencing ongoing conflict with neighbors may benefit from the services of **Community Boards**, a Bay Area nonprofit specializing in community mediation. Their neighbor-to-neighbor program typically costs \$50-\$100; it also offers free conflict coaching for each party.



If you are interested in learning more or beginning the process, please contact Community Boards directly at communityboards.org/resolution-services or reach out to their case manager, Mac McGilbray (**415-314-5390**).

There will also be a table at Atchison's Village **Community Day** on October 4 if you would like to speak with someone in person.

Candy Nakima



This year's **National Night Out** event was a success, with lots of members and officials on hand. Pictured are Officer Brandon Hodges, Officer Andrew Domenici, Officer J. Garbarini, and Officer Michael Barton. Sierra Gillispie, daughter of Lisa Gillispie, on the right. Photo John Monks.

John Monks

Garden Club News

Happy September, Atchison gardeners! Have you noticed white fuzzy spots on your squash this fall? Powdery mildew has made its dramatic annual appearance. There are many schools of thought on how to treat it: are you team copper fungicide, milk, or something different entirely?

During this month's meeting we're gearing up for **Community Day!** It's time to pot up sprouts to share, bag up extra seeds from our gardens, and decide who is going to volunteer, so we need all hands on deck.

Our monthly meeting is on **Sunday, Sept 21**, at **1 PM** in Ellis' beautiful yard at 12 W Chanslor Ct. All are welcome, please bring a chair if you can. If you want to be added to the email list, email teddyberghausen@gmail.com.

This month's picture is of Megan Timberlake's very happy apricot tree. She cleverly hooked up the run-off water from her bathtub and sink to be fed to the tree, which it clearly approves of! Photo by Liam Caffrey.

Teddy Berghausen



Wild Edibles in Atchison Village

I moved here in March. Walking in our park, I noticed several edibles that can be used in salads: two different types of wild plantain plants, one with narrow leaves, the other wide.

The wide one is Broadleaf Plantain, which has several veins that run the length of the leaf. The narrow-leaved plantain is Long Leaf or Narrow Leaf Plantain; it also has veins that run through the leaf. I shred them to put in salads. They have anti-bacterial benefits. If you get a bee-sting, chew some to make a poultice and put it on the sting. It should start working immediately.



Those tiny daisies you see in the grass? Those are edible, as are the white clover flowers and 3-petaled leaves. I love the dandelion greens I find too. I just learned that the yellow dandelion flowers are also edible: they're good, almost sweet! Oh, and once I found a patch of meadow mushrooms after a rain. Meadow mushrooms are plentiful and easy to identify, although I don't recommend it unless you really know what you're doing.

Xequina Berber

July Board Motions

MOTION RE07092025.01 to amend the accepted agenda to schedule the first Tuesday of August for National Night Out. Moved by Ron Kane, seconded by Michael. Ayes: unanimous

MOTION RE07092025.02 to accept all non-Board Members to be on Committees. Moved by Ron Kane, seconded by Marcos. Ayes: unanimous

MOTION RE07092025.03 that we accept the agreement with Golden Bay One towing company and that only designated Board Members and employees can initiate towing and will take responsibility for abiding by due process while following all applicable laws and Atchison Village rules and regulations. Moved by Ron Kane, seconded by Margarito. Ayes: unanimous

MOTION RE07092025.04 that the Board of Directors for Atchison Village Mutual Homes Corporation ("Board of Directors") adopt and implement the following record keeping policy for motions passed by the Board of Directors:

All motions passed by the Board of Directors shall be recorded in a standardized format that is readily and easily readable and accessible, and which shall include, at minimum, the following information:

- (a) Title of the motion;
- (b) Text of the motion;
- (c) The name(s) of the Director(s) who made the motion;
- (d) The name(s) of the Director(s) who seconded the motion;
- (e) The names(s) of each Director who voted "yay," "nay," or "abstain";
- (f) The effective date of the motion;
- (g) The amount of funding, if any allocated by the motion;
- (h) The expiration date, if any, of the motion;
- (i) Excepted under this motion are procedural, non-substantive motions.

The record of these motions shall be maintained in a binder or folder in the Corporation's office, which shall be labeled "Corporation Motions," shall be available for inspection by any member during normal business hours, and shall be maintained in perpetuity.

The Secretary-Treasurer or his/her designee(s) shall implement this policy forthwith, and shall ensure compliance with its requirements. This policy shall be implemented and effective as of July 15, 2025. This

policy shall continue in perpetuity, until such time as it is altered or repealed by the Board of Directors. Moved by Michael Lopez, seconded by Margarito. Ayes: unanimous

MOTION RE07092025.05 Motion to Implement Record Keeping for Corporation Purchases and Expenditures. I move that the Board of Directors of Atchison Village Mutual Homes Corporation ("Corporation") adopt and implement the following record keeping policy for Corporation purchases and expenditures:

All Corporation purchases and expenditures shall be documented using the Standard Purchase and Expense Form, which shall be updated and amended as needed. For every Corporation purchase and expenditure appropriate documentation, such as receipts, shall be attached to the Standard Purchase and Expense Form. All Corporation purchases and expenditures shall be approved by a person authorized to sign on behalf of the Corporation (President, Vice-President, or Secretary-Treasurer). Every completed Standard Purchase and Expense Form shall be placed in a binder or folder, which shall be labeled "Corporation Purchases and Expenses," stored in the Corporation's office, and shall be available for inspection by any member during normal business hours. This binder or folder shall contain all records for purchases and expenditures incurred for the current calendar year, after which time they shall be stored and retained pursuant to the Corporation's record retention policy. If the Corporation makes a purchase or expends funds for a particular unit(s), a copy of the Standard Purchase and Expense Form shall also be placed in that unit(s) file. The Secretary-Treasurer or his/her designee(s) shall implement this Corporation policy forthwith, and shall ensure compliance with its requirements. This policy shall be implemented and effective as of July 15, 2025. This policy shall continue in perpetuity, until such time as it is altered or repealed by the Corporation. Submitted by: Michael Lopez. Moved by Michael Lopez, seconded by Marcos. Ayes: unanimous.

MOTION RE07092025.06 Motion to Provide for Simultaneous Translation of Public Meetings of the of Directors for Atchison Village Mutual Home Corporation.

1 move that the Board of Directors for Atchison Village Mutual Homes Corporation ("Board of Directors") adopt and implement a policy to provide for simultaneous translation of all public meetings of the Board of Directors into both English and Spanish. Such simultaneous translation shall include the ability to see, hear, and/or read communications that occur during the official proceedings of these public meetings in both English and Spanish. The Board of Directors authorizes an expenditure not to exceed \$1,200.00 per calendar year to implement this policy. The President or his/her designee(s) shall implement this policy of the Board of Directors forthwith, and shall ensure that it is complied with at each public meeting of the Board of Directors. This policy shall continue in perpetuity, until such time as it is altered or repealed by the Board of Directors. Submitted by: Michael Lopez. Moved by Michael Lopez, seconded by Milly. Ayes: unanimous

MOTION RE07092025.07 Motion to Ensure Transparency for Actions Taken by the Board of Directors of Atchison Village Mutual Homes Corporation. I move that the Board of Directors for Atchison Village Mutual Homes Corporation adopt and implement the following policy: All votes by the Board of Directors, that substantially affect the members of Atchison Village Mutual Homes Corporation shall only be conducted in a public meeting, that is advertised in advance to all members, and that is open to all members to attend and participate in, with all underlying documents available for review, allowing all members the ability to make comments and ask questions. For purposes of this motion, "substantially affect" means a vote or decision by the Board of Directors on any issue that may have a significant or considerable impact on the rights or obligations of members, including but not limited to, alteration to an important policy or procedure common to all members, including, but not limited to, altering the availability of members to transact business, such as the ability to pay dues, in the Corporation Office, third-party contracts for professional services that exceed \$10,000.00 in any single calendar year, and third-party contracts with any individual and/or business entity to perform management, or other services. "Substantially affect" also means any vote that will affect ten or more units, and/or ten or more members, in a significant or important way. Nothing in this motion shall restrict the ability of the Board of Directors to meet in a closed session for consideration of litigation, delinquent assessments, or personnel matters. A member's right to an open meeting for any issue concerning member discipline involving that member is deemed a fundamental right and shall not be infringed. This policy shall continue in perpetuity, until such time as it is altered or repealed by the Board of Directors. Moved by Casey Bastiaans, seconded by Ron. Ayes: unanimous

Chris Baetge

Board Members	Contact Info
*Starred names are Spanish speakers	
Vicki Sawicki President	nobsvicki@att.net
Laurie Wattell Vice President	laurie.wattell@gmail.com
Tara Ayres Sec/Treasurer	taraatchisonvillage@gmail.com
Marcos Alvarez*	Marcosa@jerocorp.com
Casey Bastiaans	caseybaav@gmail.com
Liam Caffrey	elhabeichitte24@gmail.com
Kevin Cronin	kcroninamarin@gmail.com
Margarito Chacon*	margaram@comcast.net
Milly Frederick	510-680-9150 (prefers texts)
Michael Lopez*	mbelopez@protonmail.com
Candy Nakajima	Candy.nakajima.avmhc@gmail.com

**For emergency repairs after hours, please contact
Office Manager Alicia Becerra,
510-806-8945.**

Animal Control: 925-335-8300

Mental Health Crisis Hotline:

888-678-7277

Air quality complaints (BAAQMD): 800-334-6367

Richmond Police Non-Emergency: 510-233-1214

In a life-threatening emergency, call 911

The Atchison Riveter is published monthly with board oversight to provide information to Village members. The Newsletter Committee edits articles for accuracy, clarity, and length (under 300 words is preferred).

We do not print classifieds involving money or fictional writing. In the event of a legal dispute, the English version of this newsletter will prevail.

You may submit articles to the corporation office or email to the committee at

RiveterCommentsAV@gmail.com.

Deadline: 20th of each month.

Editing by Elizabeth Whipple

Layout by Chris Dunaway

Atchison Village Office

510-234-9054

member.support@avmhc.org

Hours

Monday-Friday, 10 AM-4:30 PM

Staff

Alicia Becerra and Valeria Valera

Work Order requests may be given by phone, voicemail, or email.

Maintenance staff is on duty 8 AM – 5 PM, Monday – Friday, except lunch hour (noon - 1 PM) and holidays.

**Atchison Village is a no-smoking community in compliance
with the Richmond city code.**



September 2025

Sun.	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.
	1	2	3	4 Community day meeting 4 PM	5	6 Talk on Ukraine 5 PM
7 Qigong 3-4 PM	8 Hall Committee 7 PM	9	10 Regular Meeting 7:30 PM	11	12	13
14 Chair Yoga 3-4 PM	15	16	17	18	19	20
21 Garden Club 1 PM Qigong 3-4 PM	22	23	24	25 Crime Watch meeting 7 PM	26	27
28 Chair Yoga 3-4 PM	29	30				

Notes

- **Atchison Village Community Day** on Saturday, **October 4, 2025**, from **11 to 4 PM**